

NO TRANSFER  
TAX PAID

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## WARRANTY DEED

GENEVA A. PADHAM of Waterville, County of Kennebec, State of Maine, for consideration paid, grants to GENEVA A. PADHAM, AS TRUSTEE OF THE PADHAM REVOCABLE TRUST under Agreement dated September 12, 1996, with warranty covenants, those certain lots or parcels of land, bounded and described as follows:

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A certain lot or parcel of land, together with any buildings thereon, situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Commencing at a point in the northerly line of Morrill Avenue at the southeasterly corner of land now or formerly of Charles F. McCracken; thence northerly at right angles to the said northerly line of Morrill Avenue and along the easterly line of land of said McCracken one hundred seventy-eight and eight-tenths (178.8) feet; thence easterly in a line parallel with said Morrill Avenue to an iron rod; easterly on a line parallel with the southerly line of land of the Maine Central Railroad Company and distant therefrom just twenty (20) feet at all points to the northwesterly corner of land conveyed by William P. Graves to Donald W. Lannigan; thence southerly along the westerly line of land conveyed to said Lannigan and at right angles to the northerly line of Morrill Avenue to the northerly line of said Morrill Avenue fifty-nine (59) feet and seven (7) inches to the point of beginning.

Meaning and intending to describe the same premises conveyed by warranty deed of Alvar K. Laiho and Dorothy A. Laiho to Elwood A. Padham and Geneva L. Padham, as joint tenants, recorded August 9, 1971, in Kennebec County Registry of Deeds, Book 1557, Page 32.

Also, a certain lot or parcel of land situated in said Waterville, bounded and described as follows:

Beginning at the northwesterly corner of land now or formerly of Harold C. Marden (located on the northerly side of Morrill Avenue in said Waterville); thence northerly in an extension of the grantee's westerly line 20 feet, more or less, to the southerly line of the Maine Central Railroad right of way; thence easterly along the southerly line of said Maine Central Railroad right of way to a point where an extension of the grantee's easterly line intersects the southerly line of said Maine Central Railroad right of way; thence southerly in the extension northerly of the grantee's easterly line 20 feet, more or less, to the northeasterly corner of the grantee's property; thence westerly in the northerly line of grantee's property to the point of beginning. The lot here conveyed is that segment of the "Graves 20-Foot Strip" so-called which lies between the northerly line of the grantee's property and the southerly line of the Maine Central Railroad right of way, which strip was acquired by Harold C. Marden from Lena E. Austin and Marion E. Jones (Book 1505, Page 357) and Pleasant Street United Methodist Church of

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Waterville aforesaid (Book 1511, Page 592), devisees of the same under the residuary clause of the Will of the late Ella E. Graves who acquired title to the same from Elizabeth W. Graves by deed dated May 10, 1911, recorded in Kennebec County Registry of Deeds, Book 540, Page 488.

Also, the grantor hereby releases to the grantee the right of way across said land as created in deed dated October 15, 1955, from Ella E. Graves to H. C. Marden (Harold C. Marden), recorded in Kennebec County Registry of Deeds, Book 1005, Page 195.

Meaning and intending to describe the same premises conveyed by quitclaim deed of Harold C. Marden to Elwood A. Padham and Geneva L. Padham, as joint tenants, dated July 29, 1970, recorded in Kennebec County Registry of Deeds, Book 1557, Page 31.

Also, two certain lots or parcels of land together with the buildings thereon situated in Winthrop, County of Kennebec, State of Maine, bounded and described as follows:

Parcel One: Being Lots 68 and 69 on a plan duly recorded, drawn for James O. Taylor by Archie G. Norcross, Engineer, Augusta, Maine, February, 1933, entitled "Askaluna Lake Shore Plat, Winthrop, Maine, owned by J. O. Taylor, Providence & Barrington, R. I. Archie G. Norcross Engineering Dept., dated Feb. 1933." Said Lot 68 bounds easterly on Lakeview Avenue, forty (40) feet, and holding that width extends westerly to a body of water marked "Lake" on said plat (known as Narrows Pond), bounded northerly on Lot 67 on said plat, ninety-five (95) feet, more or less, and southerly on Lot 69 on said plat, eighty-four (84) feet, more or less. Said Lot 69 bounds easterly on said Lakeview Avenue, forty (40) feet, and holding that width extends westerly to said body of water marked "Lake" on said plat, bounding northerly on said Lot 68, eighty-four (84) feet, more or less, and southerly on Lot 70 on said plat, ninety-seven (97) feet, more or less.

Parcel Two: Being Lot 70 on a certain Plan or Plat of Lots on Lower Narrows Pond, so-called, drafted by Archie G. Norcross, C.E., for J. O. Taylor, in February, 1933, and known as "Askaluna Lake Shore Plat" recorded in Kennebec County Registry of Deeds, Plan Book 17, Page 32.

Subject to any pole rights that may exist to Central Maine Power Company and to Lewiston, Greens and Monmouth Telephone Company.

Meaning and intending to describe the same premises conveyed by warranty deed of Gertrude A. Diehl to Elwood Padham and Geneva Padham, as joint tenants, dated January 30, 1969, recorded in Kennebec County Registry of Deeds, Book 1488, Page 243.

For grantor's source of title reference is made to quitclaim deed from Elwood A. Padham dated September 17, 1996, and to be

recorded in Kennebec County Registry of Deeds, concurrently herewith.

Elwood A. Padham, spouse of grantor, Geneva L. Padham, releases all rights in the premises being conveyed.

Geneva L. Padham  
Geneva L. Padham

Elwood A. Padham  
Elwood A. Padham

STATE OF MAINE  
COUNTY OF KENNEBEC

September 17, 1996

Personally appeared the above-named Geneva L. Padham and acknowledged the foregoing to be her free act and deed,  
Before me,

Printed Name:  
Commission Expires:

Cheryl H. Fasse  
Notary  
Cheryl H. Fasse

16-091696

RECEIVED KENNEBEC SS.

1996 SEP 23 AM 9:00

TEST: Gene L. Padham  
REGISTER OF DEEDS